

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No, 15
October 2, 1970

ORDERED:

That after public notice and hearing as prescribed by law, the following application for a planned unit development under the provisions of Section 7501 of the Zoning Regulations is found to be in harmony with the intent and purpose of the Zoning Regulations and is approved, in final form, by the Zoning Commission as follows:

70-11 Application under Article 75 for
 final approval of Planned Unit
 Development for part of Lot 806
 in Square 1601 at 4200 Massachusetts
 Avenue, N. W.

The Zoning Commission finds that the final application as submitted complies with all of the guidelines and standards established by the Zoning Commission on April 13, 1970 as a result of the preliminary review. These guidelines and standards are set forth below and made a part of this final approval except as further modified herein:

Guidelines and Standards for Final Submission under Article 75,

1. The balconies are to be exempt from inclusion in the F.A.R. of the buildings even though they project beyond the building face in excess of six feet,

2. Those portions of the building out of ground below the first floor shall not be included in the F.A.R. of the building,
3. The F.A.R. shall be calculated from the first floor determined by the grade at the front of the building. The F.A.R. for the total project shall not exceed 1.22.
4. The area of the building below the first floor shall only be used for parking and storage. Such area below the first floor shall not be used for living space. (see further modification below)
5. The height for the apartment structures shall be calculated from the first floor determined by the grade at the front entrance of the building, (see further modification below)

The height of each apartment structure shall not exceed 90 feet. The height of buildings A and C shall be determined from elevation 71 as shown on Drawing G-75. The height of building D shall be determined from elevation 81 as shown on Drawing G-75. (see further modification below)

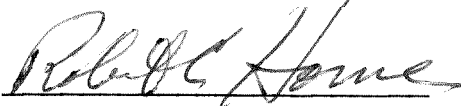
6. The site coverage for the total project is limited to 16%.
7. Building A at its nearest point to Massachusetts Avenue shall be set back a distance of at least 42 feet, (see further modification below)

8. The main driveway along Massachusetts Avenue providing access to buildings A, C and D should be realigned so as to be located directly opposite the existing driveway and the existing traffic signals at 4201 Massachusetts Avenue, N. W. (The Berkshire Apartments), Any modification of the existing traffic signals shall be accomplished at the expense of the developer of the project.
9. The second driveway on Massachusetts Avenue should be eliminated and the road should be redesigned so as to lead off the main driveway behind the property line.
10. The driveway leading from New Mexico Avenue should be shifted to the south so as to prevent locating the driveway opposite Newark Street at a slight-offset. This shift should be approximately 65-75 feet, so as to create a centerline offset 125 to 150 feet,
11. The parking for the three apartment buildings should be increased to achieve at least one parking space for each dwelling unit in the project,
12. The dwelling unit count is as shown on Drawing A-75 dated 1/26/70.
13. Applicant shall provide 5 loading berths,

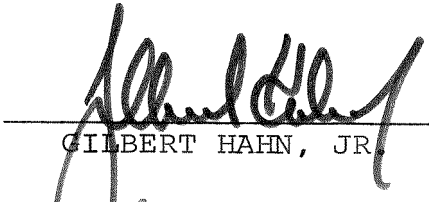
After public hearings and detailed review of the plans, the project is approved in accordance with plans on file and the above stated Guides and Standards subject to the following condition and modification:

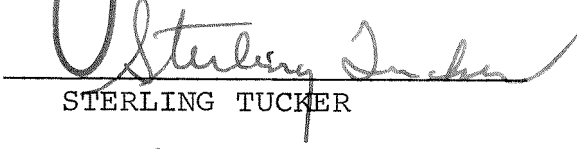
1. The height of the apartment buildings shall be not more than 90 feet plus penthouses as measured from the natural grade at the front of each building. The apartment buildings shall also be shifted on the site plan (Exhibit No. 11) so as to be not closer than 90 feet measured from the property or right-of-way lines.
2. The parking on the subject site shall not be used to serve any other properties.
3. This final approval order shall be valid for two years unless extended by the Zoning Commission, during which time the applicant should submit an application for further processing to the Board of Zoning Adjustments in accordance with requirements of Section 7501.4.
4. The Board shall find that the final plans are consistent with plans submitted to and approved by the Zoning Commission together with the guides, standards and modifications set forth above.
5. This action of the Zoning Commission does not require or affect any change in the Zoning Map of the District of Columbia in regards to subject property.


WALTER E. WASHINGTON


ROBERT C. HORNE


MARIO E. CAMPIOLI


GILBERT HAHN, JR.


STERLING TUCKER

Attested: 
James E. Bess
Administrative Officer